



## MINUTES

**HISTORIC PRESERVATION COMMISSION  
7447 E. Indian School Road  
First Floor Community Development Conference Room  
March 11, 2004  
5:00 P.M.**

### CALL TO ORDER

The meeting was called to order at 5:05 P.M.

### ATTENDANCE

Present: Ed Wimmer, Chair  
B.J. Gonzales, Vice Chair  
Nancy Dallett, Commissioner  
George Hartz, Commissioner  
Kathy Howard, Commissioner  
Cathy Johnson, Commissioner  
Paul Winslow, Commissioner

Staff: Don Meserve  
Debbie Abele, HPO

### ROLL CALL

A formal roll call confirmed members present as stated above.

### MINUTES

Commissioner Dallett requested corrections to the February 12, 2004 minute. On page 1 and 3 reads Don Ryden, architect. The comma should be deleted. On page 3, fourth paragraph, the word sole should be changed to soul. Page 3, sixth paragraph, reads: any or the original pews. The word or should be changed to of.

Commissioner Winslow made a motion to approve the minutes of the February 12, 2004 meeting as amended. The motion was seconded by Commissioner Howard and passed unanimously by a vote of seven (7) to zero (0).

### FIELD REVIEW OF REATA PASS AND GREASEWOOD FLATS

Ms. Abele stated, after reviewing the work program, the Commission has accomplished the plan for last

year with the exception of Reata Pass and Greasewood Flat. She recommended that the Commission study these properties further for possible register designation. She explained these buildings are western theme entertainment centers/restaurants. She proposed they start going through these component pieces and analyze them piece-by-piece as potential eligible properties.

Commissioner Gonzales stated that he was glad they are looking at these properties noting the importance of the western theme to Scottsdale.

Commissioner Winslow stated that he looked forward to touring these properties and hopefully that will allow them to understand how to define the components. Ms. Abele explained they would use a variety of resource types to write the design guidelines.

Ms. Abele suggested the Commission hold a special meeting in April and tour these western themed properties in the Reata Pass area. It was determined a special meeting would be held on April 29, 2004 at 6:00 p.m., meeting at a location to be determined in the Reata Pass area.

## **REVIEW OCTOBER 11, 2001 DESIGNATION RECOMMENDATIONS FOR DOWNTOWN PROPERTIES**

### **Remaining Individual Properties**

Ms. Abele discussed the process used by the Commission and the Historic Register Committee in 2001 to come up with the designation recommendations for Downtown Properties. She recommended the Commission reaffirm or revise the list.

The Commission reviewed the 2001 list item by item and provided updates on the status of each property. Some properties on the list have been placed on the Scottsdale Historic Register and two HP cases are now pending, the Sugar Bowl and Pink Pony properties.

Commissioner Winslow moved that the Commission eliminate the Bank of Douglas on Brown Avenue (Bischoff's) from the list of properties for possible consideration for the Scottsdale Historic Register because the building had been significantly altered. The motion was seconded by Commissioner Johnson and passed unanimously by a vote of seven (7) to zero (0).

Commissioner Dallett moved that the Commission eliminate 7220-22 E. 2<sup>nd</sup> Street (Scottsdale Pawn) and 6952 E. Main Street (Grazzi, previously Cottage Boutique) from the list of properties for possible consideration for the Scottsdale Historic Register, and request that staff continue research on three other individual properties (3903-3915 N. Scottsdale Rd., 7215-22 E. 1st Street/3801-15 N. Scottsdale Rd., and 7120-30 E. Main Street). The motion was seconded by Commissioner Howard and passed unanimously by a vote of seven (7) to zero (0).

### **Collections on Main Street and 5<sup>th</sup> Avenue**

Ms. Abele stated the two recommended collections are on Main Street and 5<sup>th</sup> Avenue. The south side of Main Street collection, west of Scottsdale Road, consists of Post War development with western-themed and/or eclectic architecture. The Fifth Avenue collection consists of Post War development with contemporary, eclectic and western-themed architecture. She explained, if the Commission decides to move forward with these 5<sup>th</sup> Avenue designations, it would be a complicated process because not only do the properties have different owners, they also have numerous tenants that need to be kept informed.

Ms. Abele reported the 5<sup>th</sup> Avenue collection is possibly the best intact 1950's downtown in Arizona because most downtowns from that era are gone and the buildings have been replaced.

Chair Wimmer inquired if the proximity of the collection to the project on the north side of the canal, Scottsdale Waterfront, has impact on the 5<sup>th</sup> Avenue collection. Mr. Meserve stated there is also a major project on the south side of the canal on Sixth Avenue and Stetson Drive where a redevelopment project is proposed. Ms. Abele responded the two could co-exist, given the fact that this area could be designated historically significant and the fact that adjacent or nearby redevelopment projects are planned. Commissioner Gonzales stated he felt there was a courtyard building on the south side at Marshall Way that might have merit. He further stated that he felt they should look at the clock tower building on the east side of Stetson Drive because he felt the clock tower is a landmark in the area.

Chairman Wimmer stated he felt this entire area speaks to what Scottsdale is all about. He stated they might want to consider expanding the boundary west to Goldwater Boulevard.

Ms. Abele suggested the Commission schedule a walking tour of these two districts as a second meeting in March.

Commissioner Gonzales inquired about how the Downtown Merchants Association felt about the possible designations. Ms. Abele replied staff has not made formal contact with the Association but they presented the initial survey findings and the 10/01 list to the Gallery Owners Association when they were doing the designation study. The initial contact has been positive.

Ms. Abele noted that designating collections will be a much longer process than for individual buildings because of the multiple owners and tenants involved, as well as interested citizens in the downtown.

Commissioner Dallett stated she would encourage staff to widen the boundaries as far as possible and perhaps look at three collections, including Pima Plaza area.

Commissioner Dallett moved that the Historic Preservation Commission move forward with the possible designation for the South side of Main Street Collection and the Fifth Avenue Collection. Commissioner Winslow seconded the motion.

Commissioner Winslow requested an amendment to the motion that the downtown designations need to proceed before the residential neighborhood designations. Commissioner Dallett accepted the amendment and the motion passed unanimously seven (7) to zero (0).

Ms. Abele stated she would do further research on the boundaries.

The Commission decided to hold a special meeting on March 25<sup>th</sup> at 5:00 p.m. to tour the recommended collections.

## **COMMITTEE REPORTS**

### **Historic Register Committee**

Commissioner Howard stated the Historic Register Committee attempted to hold a meeting on March 3, 2004. Some Committee members did not receive the agenda that was distributed by email because of computer problems at the City offices. She further stated that the next meeting is scheduled for Monday, April 12, 2004 at 5:15 p.m. She remarked the committee discussed the most recent driving tour of five

neighborhoods and that staff recommends adding the best five candidates to a list for further research and evaluation.

### **Education Outreach Committee**

Commissioner Hartz reported that at the last Education Outreach Committee meeting some members lamented that they had not been able to find a good use for the flyer Don Prior put together a year or so ago. He further reported Don Meserve suggested they distribute the flier as part of the package that goes to the 3,000 students attending EnviroKidsFest on April 16, 2004 at Westworld. The flier talks about the history of Scottsdale and they would receive a gift if the kids visit the Little Red Schoolhouse and bring the flier. Chair Wimmer noted that there was something missing in the text from the first line of the flier. Mr. Meserve will fix the problem related to the printing of the fliers.

Commissioner Hartz stated the Committee gave some consideration to see if it was practical to get some speakers together for a forum on historic preservation in May. It was determined by Commissioner Hartz and Ms. Abele that May was too soon and they would try for September or October 2004. Commissioner Winslow inquired if it would be possible to have City Channel 11 videotape the forum. Mr. Meserve replied in the affirmative.

Commissioner Hartz reported that he sent emails or letters to everyone who in the past served on the committee to consider serving again. They are busy recruiting new members.

### **HPO STAFF REPORT AND ANNOUNCEMENTS**

Ms. Abele reported last night, March 10, 2004, was the scheduled Planning Commission hearing for the Sugar Bowl and Pink Pony HP cases, noting these two cases appeared on the expedited agenda where normally they don't have a presentation but a new Planning Commissioner requested a presentation. She further reported the hearings for these two cases were postponed because of a technical problem with the notification. It has not been determined yet whether the HPC will need to have a re-hearing of those two cases. Mr. Meserve stated those two HP overlay zoning cases could be heard at the April 8<sup>th</sup> Historic Preservation Commission meeting and by Planning Commission on April 14<sup>th</sup> with the City Council hearing anticipated for the beginning of May.

Mr. Meserve stated last fall he provided Commissioners with copies of the draft Guide to Mitigation Plans and he has incorporated the comments he received. He distributed copies of the final guide and stated that they would now make the guide available to the public. Mr. Meserve stated the Commission would receive future reports regarding archeological resources and the Desert Mountain master planned development.

Mr. Meserve passed around a copy of a book, available from Scottsdale Vista Del Camino, on the history of the Yaquis life in Scottsdale. Mr. Meserve also encouraged Commissioners to visit the current exhibit at Scottsdale's Museum of Contemporary Art on the 1950s.

### **COMMISSION ITEMS**

Chair Wimmer reported that he attended the East Valley Coalition meeting on February 24<sup>th</sup>, at Monti's in Tempe along with Commissioner Hartz. He distributed copies of the handouts from the meeting. Mr. Meserve stated everyone should have received a copy of the minutes by e-mail for that joint meeting.

Commissioner Gonzales stated he felt energized that they are looking at Main Street and Fifth Avenue collections noting that it was long overdue.

Commissioner Dallett stated there is a new magazine called Atomic Ranch that she believed would be a good resource for the Commission. Mr. Meserve advised people to look up Atomic-ranch.com on the internet for more information.

#### **FUTURE MEETINGS AND AGENDA ITEMS**

Ms. Abele stated on March 25<sup>th</sup> at 5:00 p.m. the Commission would tour the downtown properties. The next regular Commission meeting is scheduled for April 8, 2004. On April 29<sup>th</sup> at 6:00 p.m., the Commission would tour the Reata Pass area.

Meeting adjourned at 6:50 p.m.

Submitted by:

For the Record Court Reporters

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